

GEMINI

LOGISTICS CENTER

A Two-Building, 193,199 SF Heavy Industrial Development

In the Heart of the Meacham / Fossil Creek Submarket



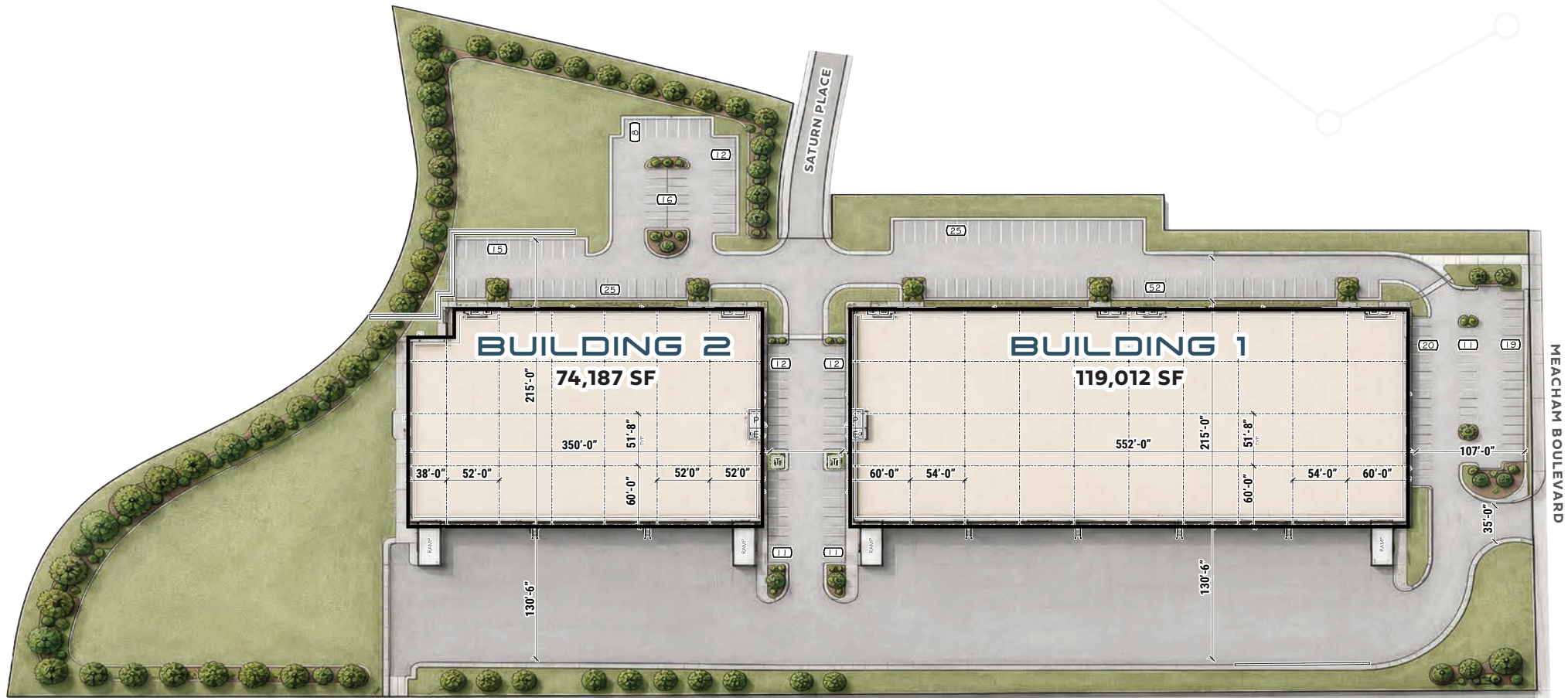
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COMMERCIAL

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SITE PLAN



BUILDING 2

Total Available	74,187 SF
Office	Delivered with Shell
Zoning	K – Heavy Industrial
Parking Spaces	99
Dock Doors	20

Ramps	2 (12' x 14')
Building Depth	215'
Column Spacing	52' x 51'8"
Fire Suppression	ESFR
Configuration	Rear-Load

BUILDING 1

Total Available	119,012 SF
Office	Delivered with Shell
Zoning	K – Heavy Industrial
Parking Spaces	151
Dock Doors	32

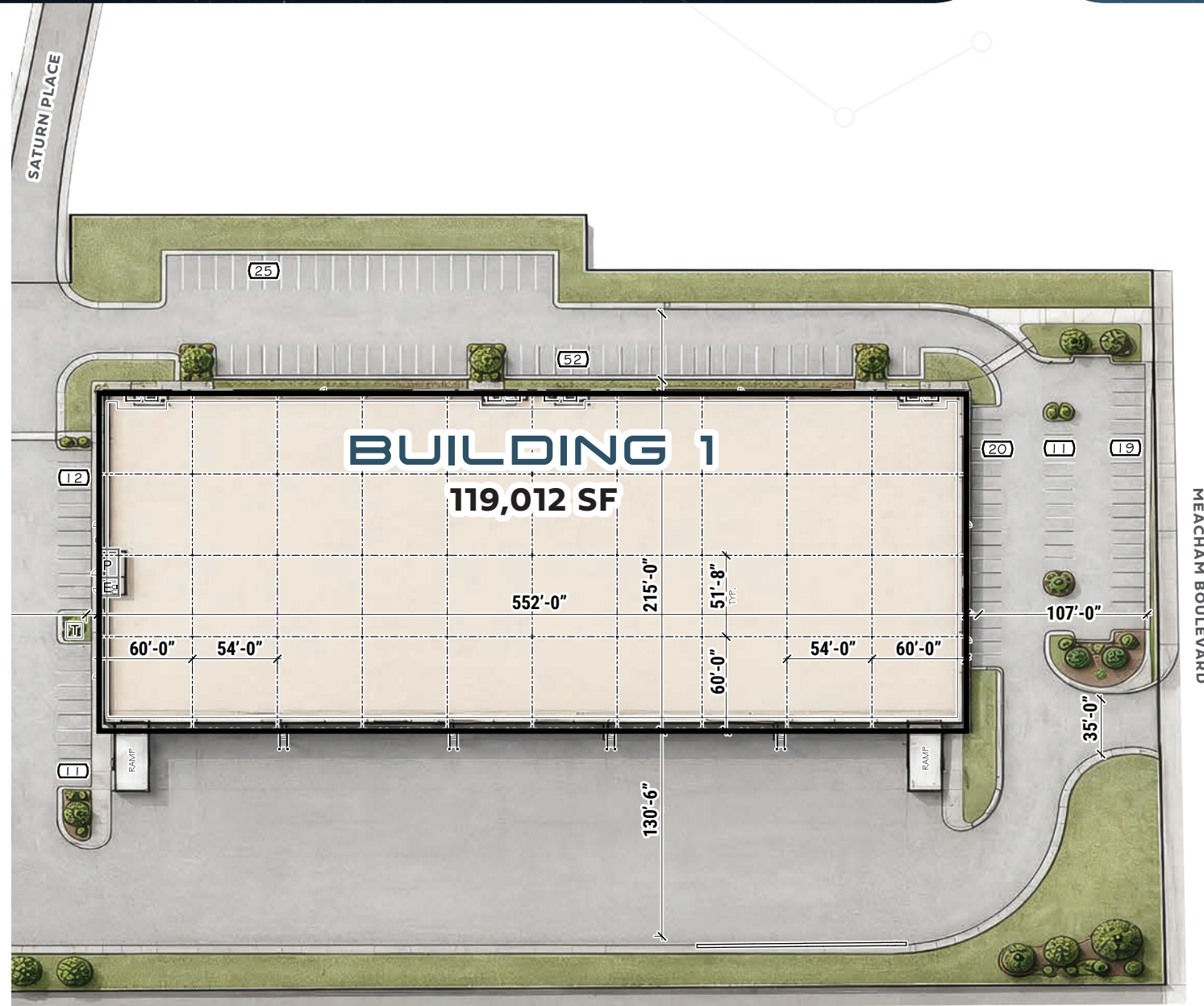
Ramps	2 (12' x 14')
Building Depth	215'
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BUILDING 1



HIGHLIGHTS

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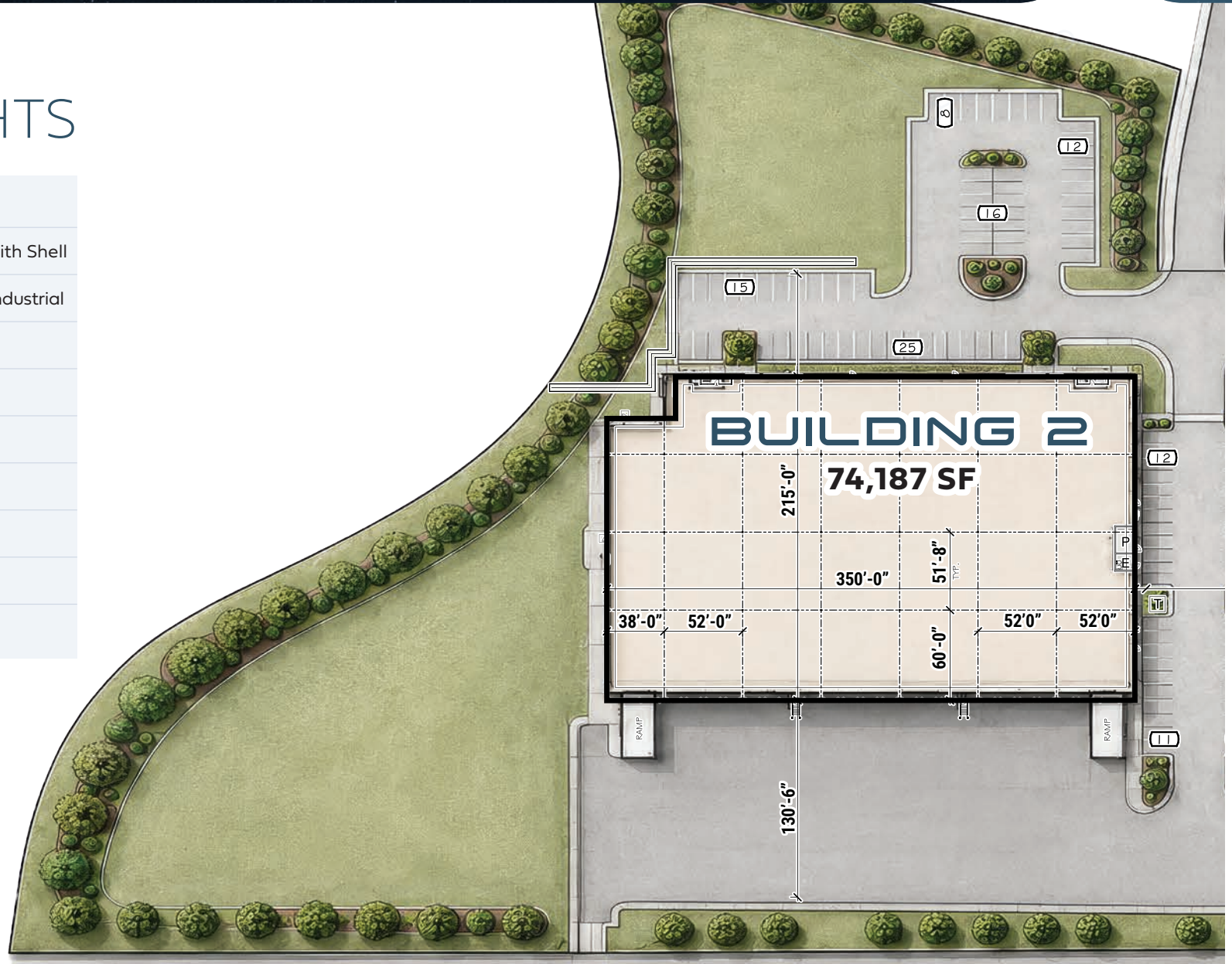


BUILDING 2

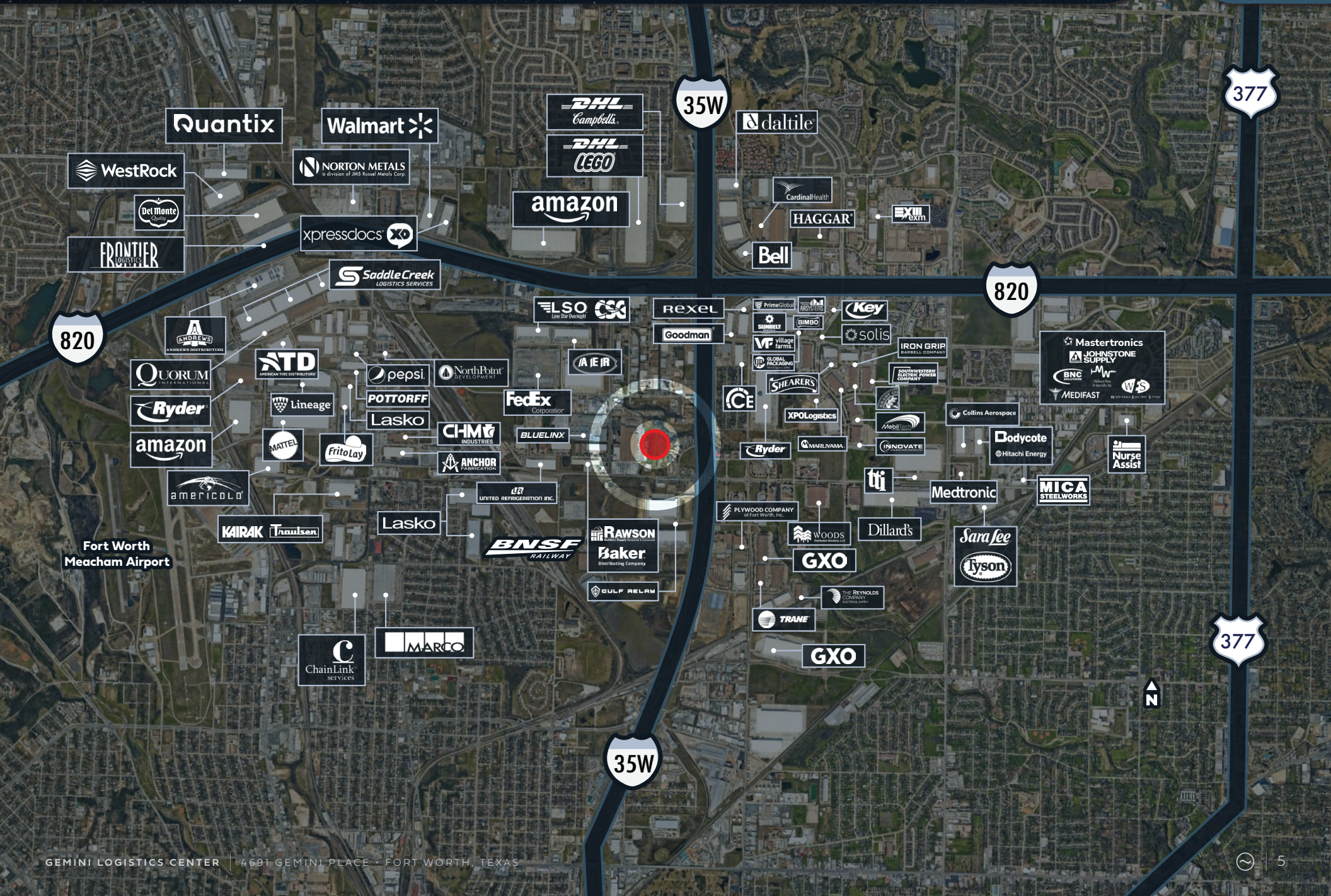


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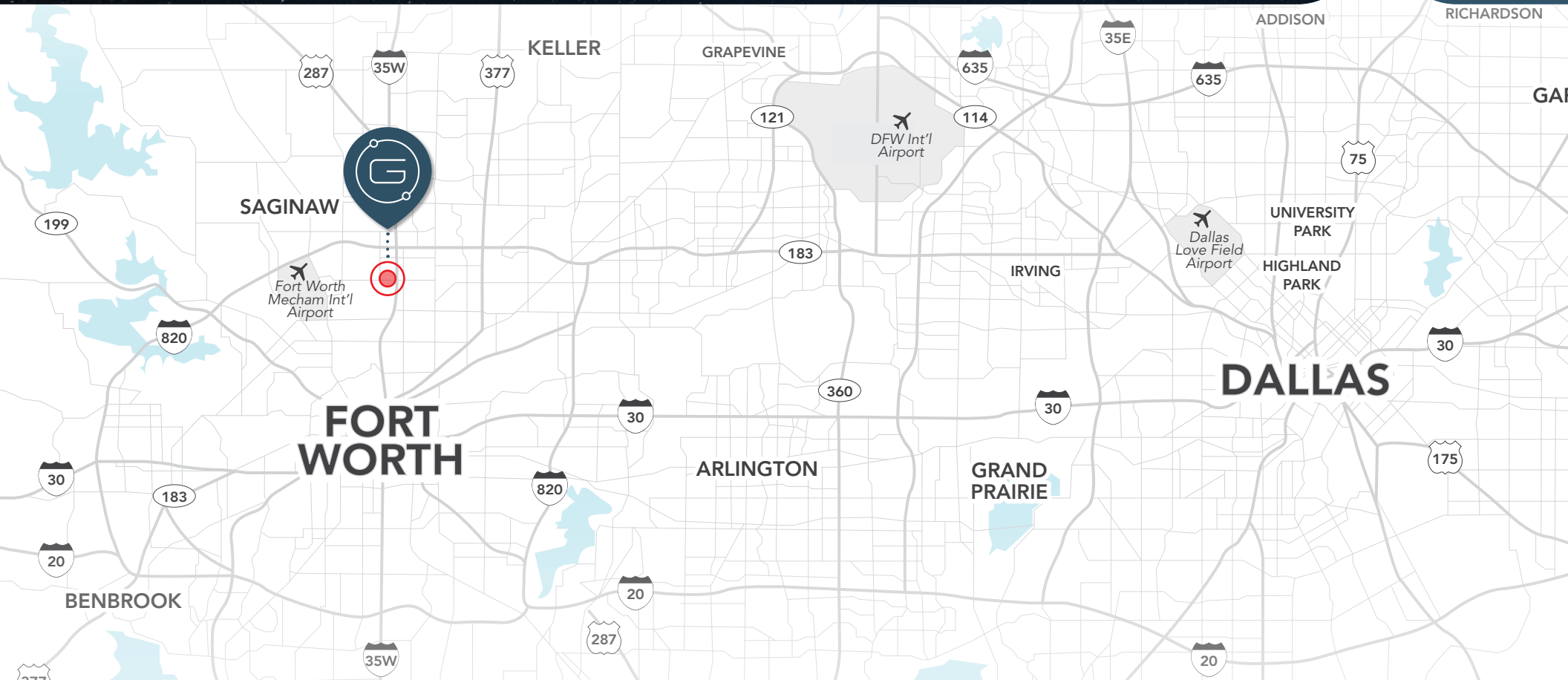
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TENANT MAP



LOCATION MAP



- Located in the Meacham / Fossil Creek Submarket
- Logistical Advantages Being Positioned at Meacham Blvd & I-35W
- "K" Heavy Industrial Zoning – Allowing a Wide Range of Uses for Manufacturing, Distribution, Outdoor Storage, and More
- Close Proximity to Fort Worth CBD, Meacham Airport, BNSF Railway, and Various Nearby Amenities

DRIVE DISTANCES

FORT WORTH CBD: 3.8 MILES

I-35W: 0 MILES

ALLIANCE AIRPORT: 10.5 MILES

LOOP 820: 1 MILE

BNSF INTERMODAL: 13.4 MILES

HWY 121: 4 MILES

DFW INTL AIRPORT: 16.5 MILES

I-30: 5 MILES

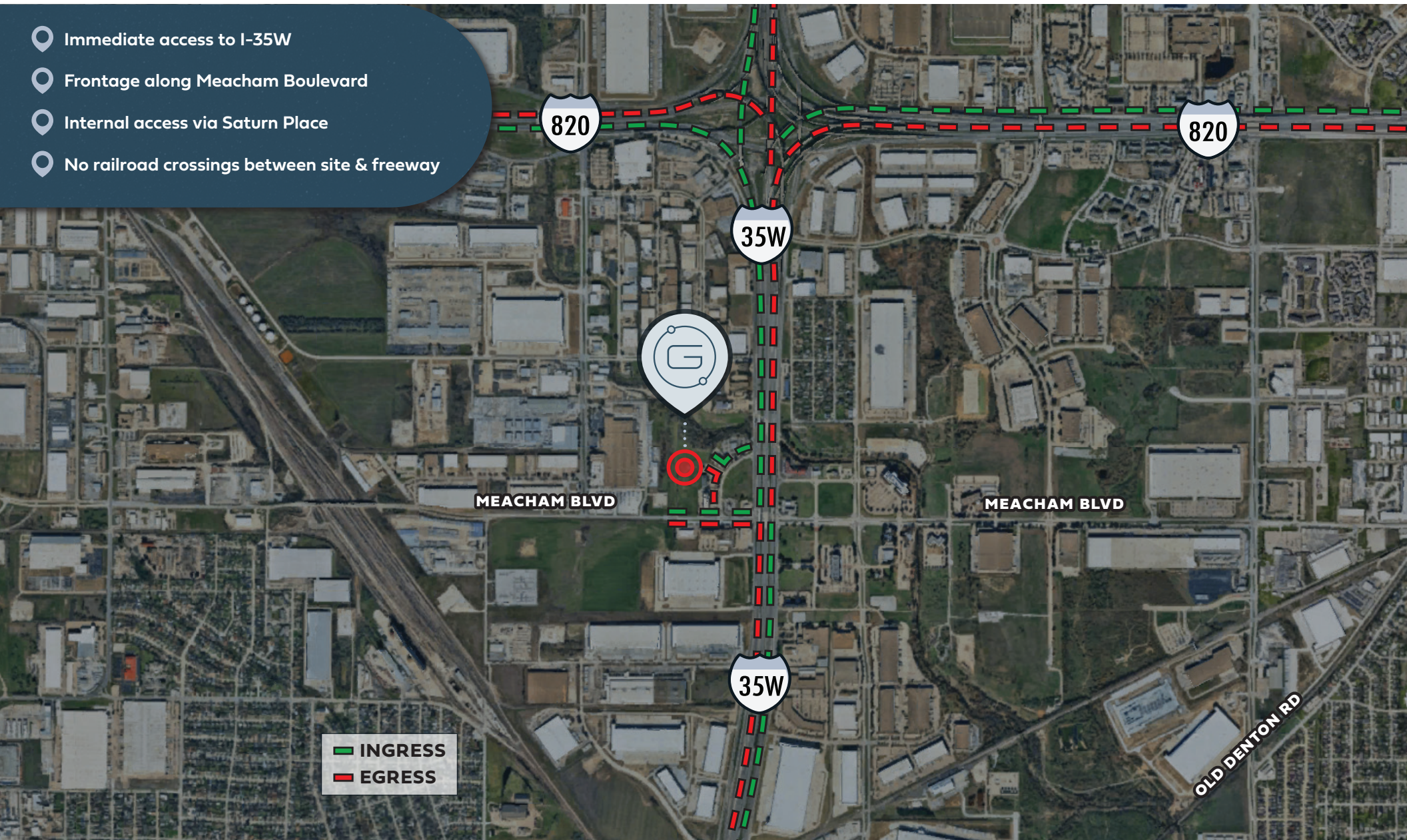
DALLAS CBD: 31 MILES

I-20: 10.7 MILES

INGRESS • EGRESS



- Immediate access to I-35W
- Frontage along Meacham Boulevard
- Internal access via Saturn Place
- No railroad crossings between site & freeway



ADDITIONAL INFORMATION:

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